175.0	0005	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	589,200 /	589,200
					USE VALUE:	589,200 /	589,200
					ASSESSED:	589,200 /	589,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COTRUPI ANTHONY JOHN
Owner 2:	COTRUPI ELIZABETH MCELENEY
Owner 3:	
Street 1:	33 PARK ST
Street 2:	
Twn/City:	CHARLESTOWN
St/Prov:	MA Cntry: Own Occ: N
Postal:	02129 Type:

PREVIOUS OWNER

Owner 1:	MC ELENEY RITA M -
Owner 2:	-
Street 1:	84 WILLIAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,662 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1760 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4662.000	197,300		391,900	589,200
Total Card	0.107	197,300		391,900	589,200
Total Parcel	0.107	197,300		391,900	589,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.77 | /Parcel: 334.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 117439
GIS Ref
GIS Ref
Insp Date 09/08/18

PREVIOUS ASSESSMENT

Parcel ID 175.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	197,300	0	4,662.	391,900	589,200	589,200	Year End Roll	12/18/2019
2019	101	FV	182,700	0	4,662.	386,300	569,000	569,000	Year End Roll	1/3/2019
2018	101	FV	182,700	0	4,662.	296,700	479,400	479,400	Year End Roll	12/20/2017
2017	101	FV	182,700	0	4,662.	279,900	462,600	462,600	Year End Roll	1/3/2017
2016	101	FV	182,700	0	4,662.	257,500	440,200	440,200	Year End	1/4/2016
2015	101	FV	170,500	0	4,662.	240,700	411,200	411,200	Year End Roll	12/11/2014
2014	101	FV	170,500	0	4,662.	221,700	392,200	392,200	Year End Roll	12/16/2013
2013	101	FV	170,500	0	4,662.	221,700	392,200	392,200		12/13/2012

!13665!

PRINT

Date	Time
12/11/20	03:35:23

LAST REV

Date	Time
10/02/18	15:42:28

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13665

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC ELENEY RITA	63261-89		2/10/2014		418,000	No	No		
	9002-235		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/1996	558	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
10/21/2008	Meas/Inspect	163	PATRIOT
1/4/2000	Meas/Inspect	243	PATRIOT
7/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	117439
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4662		Sq. Ft.	Site		0	70.	1.20	6									391,902						391,900	

Total AC/HA: 0.10702 | Total SF/SM: 4662 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,902 | Spl Credit | Total: 391,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	140.304
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	268081
Depreciation:	70773
Depreciated Total:	197307

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

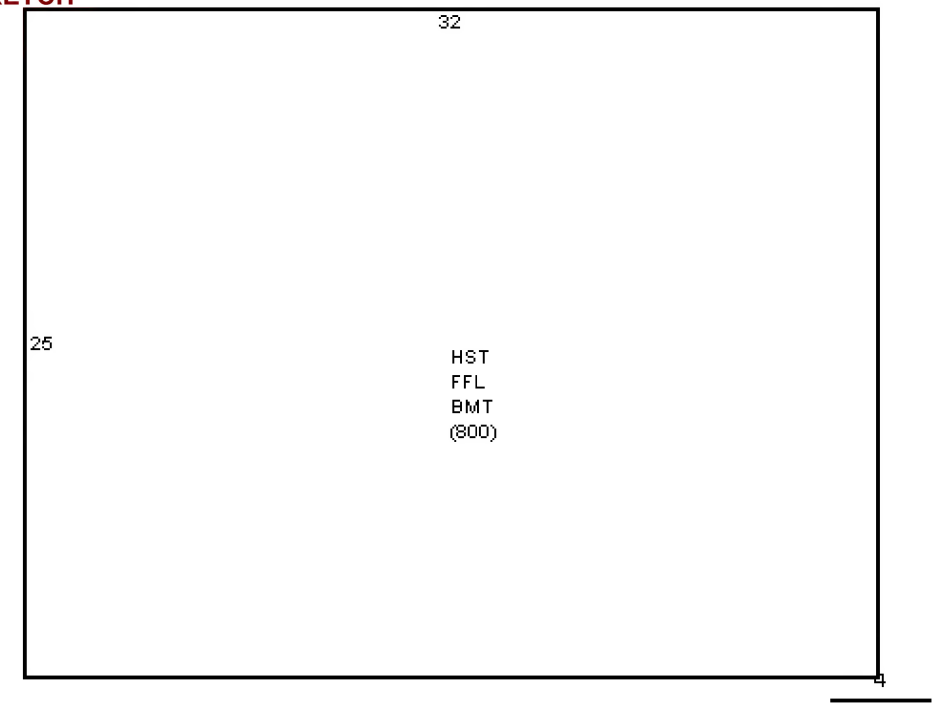
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.30
Special Features:	0	Val/Su Net:	98.65
Final Total:	197300	Val/Su SzAd	164.42

SUB AREA

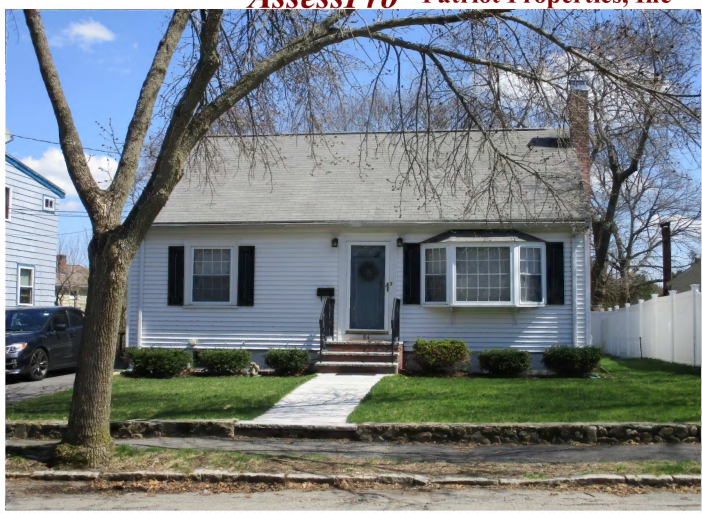
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	51.520	41,216
FFL	First Floor	800	140.300	112,243
HST	Half Story	400	140.300	56,122
	Net Sketched Area:	2,000	Total:	209,581
Size Ad	1200	Gross Are	2400	FinArea 1760

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: